

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
NOVEMBER 7, 2012**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:30 pm. Secretary Bernita Berger took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Present	Martin Loya	-Absent
Bob Wright	-Present	Chad Hurm, Engineer	-Present
Randy Mehlinger	-Present	Darla Blazey, Bldg. Comm. / Zoning Administrator	-Present
Ben Krapf	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the October 3, 2012, Regular Meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. It was seconded by Cindy Laake. Motion carried 10-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of The Evangelical Lutheran Good Samaritan Society for secondary approval of a proposed plat, Good Samaritan, A Replat of part of Summit Heights Addition.

Nathan Waggoner, of Cash Waggoner & Associates, was present on behalf of the Evangelical Lutheran Good Samaritan Society to request secondary approval of Good Samaritan, A replat of part of Summit Heights Addition. The proposed property is located southwest of the existing Northwood Good Samaritan nursing home. Plans are to construct an assisted living facility. As part of the development, Pleasant View Drive would extend farther west of Good Samaritan's entrance to serve the proposed addition.

There was conversation among Board members at last month's meeting regarding Pleasant View Drive not being extended all the way through to the Beck and Loechte property. City Attorney Kabrick had concurred with the Board that an arrangement should be made between the two developers (Jasper Lumber Company and Northwood Good Samaritan), regarding responsibility for completion of Pleasant View to the property line. Mr. Waggoner said he met with the developers since last month's meeting and stated that they agreed to build it as planned with this development (Phase 1) up to Krempp Avenue, and Krempp to Rosedale at a future date. City Engineer Hurm explained that the developers requested to bond the section of road between Krempp and Rosedale with the agreement to install it if it does develop; however, if it does not develop, the developer of the southern portion would be responsible to build the road at that time.

Following discussion concerning an agreement of the road extension and hearing no remonstrators, Vice President Schroeder made a motion to close the public hearing. Kevin Manley seconded it. Motion carried 10-0.

Kevin Manley made a motion to grant secondary approval of Good Samaritan, a replat of part of Summit Heights Addition, contingent upon an agreement on the road extension. Bob Wright seconded it. Motion carried 10-0.

Petition of Investment Company, LLC and Access Storage Now, LLC, as developers for secondary approval of a proposed plat of A Replat of St. Charles Development-Addition 1.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Progressive Investment Company, LLC and Access Storage Now, LLC to request secondary approval to replat St. Charles Development-Addition 1, which is located east of St. Charles Street, between Truman and Division Roads. There are currently four storage buildings on the property. Plans are in Phase I to build four additional storage buildings. The developers purchased a 57-foot strip of land along the east side of the proposed property from Jasper Dimension, a division of Best Chairs, which would contain one of the four new buildings. The replat would change the original plat from three lots to two lots; Lot 1 consisting of 5.4 acres and Lot 3 consisting of 1.3 acres. Currently Lots 1 & 2 of the original plat is owned by Access Storage Now, and Lot 3 is currently owned by Progressive Investment.

There were no changes in the plat since primary approval was granted. After some discussion and hearing no remonstrators, Pat Lottes made a motion to close the public hearing. Kevin Manley seconded it. Motion carried 10-0.

Kevin Manley made a motion to grant secondary approval of A Replat of St. Charles Development-Addition 1. Secretary Berger seconded it. Motion carried 10-0.

Petition of Bart L. Kerstiens (Member-Jasper Properties, LLC), Todd D. Kerstiens (Member-Jasper Properties, LLC), Jerome H. Kerstiens (Member-Jasper Properties, LLC) and Doris A. Kerstiens (Member-Jasper Properties, LLC) as owners and developers for secondary approval of a proposed plat, Stonebrook Addition.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Jasper Properties, LLC to request secondary approval of Stonebrook Addition. The proposed property is located south of the apartment complex located at 121 E. 36th Street. Jasper Properties, LLC is proposing to replat Lots 57, 58, 59, 60 and 61, except for the south 10 feet of Lot 57, in Victory Villa 6th Addition into two lots, naming it Stonebrook Addition. At some point, Don Streicher, a neighbor to the south of the proposed property, purchased a 10-foot strip off of Lot 57. Plans are to construct a multi-family structure on Lot 2 of the proposed subdivision, which would face Villa Drive. The existing apartment complex would be located on Lot 1. Vice President Schroeder asked if the buffer of pine trees on the south end of the property would be kept. Mr. Buehler said it is the developer's intent to keep as many of the trees as possible.

There were no changes since primary approval was granted. After some discussion and hearing no remonstrators, Randy Mehringer made a motion to close the public hearing. Cindy Laake seconded it. Motion carried 10-0.

Randy Mehringer made a motion to grant secondary approval of Stonebrook Addition. Kevin Manley seconded it. Motion carried 10-0.

Petition of City of Jasper concerning amendment to the Zoning Ordinance of the City of Jasper.

City Attorney Kabrick stated she has been reviewing the proposed sign ordinance. There were a few details discussed with the Board, in particular, the sections of the sign ordinance regarding exempt signs, pennants/banners and prohibited signs. After discussion on the topics, Attorney Kabrick told the Board she would make the changes and send out a revised copy to everyone before next month's meeting.

Kevin Manley made a motion to table the public hearing. Pat Lottes seconded it. The motion carried 10-0.

Downtown Riverfront Project

Building Commissioner / Zoning Administrator Darla Blazey shared with the Board that plans are moving forward on development of a Downtown Riverfront master plan and said interviews are scheduled with selected firms that would give a presentation regarding the project.

With no further discussion, Vice President Schroeder made a motion to adjourn the meeting. Secretary Berger seconded it. Motion carried 10-0, and the meeting was adjourned at 8:34 pm.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary